

PROJECT PROFILE: DOLLAR GENERAL

32469 US-12, BURR OAK, MICHIGAN



Dilapidated Former Restaurant Building



Dollar General Store After Redevelopment

PROJECT STATISTICS

Project Investment: ~\$1,200,000

Site Size: 3.27 Acres

Full-time Jobs Created: 7-10

Funding Resources: Brownfield Plan

Project Partners:

**St. Joseph County Brownfield
Redevelopment Authority**

Midwest V, LLC (Developer)

PROJECT OVERVIEW

This former restaurant was closed in 2015 and had since been left vacant. Due to disuse, the existing 50-year-old building had become dilapidated and a potential safety hazard. A developer planned to acquire and redevelop the underutilized property as a Dollar General store. The redevelopment project included demolition of the blighted structure and construction of a new approximately 9,100 square foot commercial building.

Prior to purchasing the property, a Phase I Environmental Site Assessment (ESA) was completed to identify potential environmental concerns. As part of the Phase I ESA, County Health Department records were reviewed and identified the presence of nitrates in the site's drinking water well at concentrations above state cleanup criteria. To protect the developer from liability for pre-existing environmental contamination, a Baseline Environmental Assessment and Documentation of Due Care Compliance report were completed. As part of the developer's due care obligations, it was also necessary to install a new drinking water well on the property to protect future users of the site from potential exposure to contamination. An Asbestos Survey was completed before building demolition, followed by abatement activities, in accordance with regulatory guidelines.

Because of the elevated levels of contamination identified at the property, the site was determined to be a "facility" (per Part 201 of Public Act 451, 1994) and was an eligible property for adoption of a Brownfield Plan to assist in the redevelopment costs. The Brownfield Plan provides a means of reimbursing certain eligible costs for environmental activities, asbestos abatement, and demolition, which allowed this project to move forward.

This redevelopment project significantly improved the overall use of the property by removing a vacant blighted structure, mitigating environmental exposure risks, and improving the property with a new commercial retail business. Approximately \$1.2 million in private investment was leveraged for this project, which has resulted in significant economic benefit to the community, including a substantial increase in the property's tax base and the creation of new jobs.

Though this project has been funded, wholly or in part, by EPA, the contents of this document do not necessarily reflect the views and policies of EPA

WHERE TO START:

For information regarding available funding contact:
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